

TRANSFER
TAX
PAID**WARRANTY DEED**

Know All Men By These Presents

031292

That I, **Elmer H. Close**, of Keene, County of Chesire and State of New Hampshire, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Mayflower Heights Properties Inc.**, a Maine corporation, of Oakland, County of Kennebec and State of Maine, and whose mailing address is RR 1, Box 5785, Oakland, ME 04963, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Mayflower Heights Properties Inc., its successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

PARCEL ONE:

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING at a point in the Southerly line of Silver Street at the Northwestern corner of a lot now or formerly owned by Arnold and referred to as the Arnold lot; thence Southerly along the westerly line of the Arnold lot to a point where a line midway between the houses numbered 36 and 40 Silver Street, and parallel with the driveway on lot 36 will intersect the said Westerly line of the Arnold lot; thence Northerly along a line midway between the houses numbered 36 and 40 and thirty-nine and twenty-five hundredths (39.25) feet from each and parallel to the driveway on lot numbered 36 to the Southerly line of Silver Street; thence Northeasterly in the Southeasterly line of Silver Street to an angle in said Silver Street; thence Easterly in the Southerly line of Silver Street to the point begun at.

PARCEL TWO:

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING at a point in the Westerly line now or formerly of Waterville Realty Company and the Easterly line now or formerly of Carleton D. Brown, which point is fifty-eight and eight tenths (58.8) feet from a stone bound at the Southerly line of Silver Street; thence Southeasterly parallel to the Easterly side of the office building formerly of WTVL, thirteen and one tenth (13.1) feet; thence Southwesterly ten and eight hundredths (10.08) feet to a point in the above mentioned line between the Waterville Realty Company and Carleton D. Brown in line with the Southerly side of the office building formerly of WTVL, which point is eight tenths (0.8) of a foot from the corner of said building; thence Northerly along the said line between the line of Waterville Realty Company and Carleton D. Brown sixteen and five tenths (16.5) feet to the point begun at.

PARCEL THREE:

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING at a point in the northeasterly line of land now or formerly of Carleton D. Brown, said point being fifty-seven (57) feet southwesterly from and as measured along a line normal to the State Highway "31" Base Line at about Sta. 13+07; thence southeasterly along a curved line fifty-seven (57) feet southwesterly from and concentric with the 4° 40' 00" curve of the State Highway "31" Base Line about fifty-one (51) feet to a point on a line at right angles to the State Highway "31" Base Line at P.C. Sta. 12+53.17; thence South 29° 50' 00" East thirty-nine and seven hundredths (39.07) feet to a point fifty-seven (57) feet southwesterly from and as measured along a line at

right angles to the State Highway "31" Base Line at P.T. Sta. 12+14.10; thence southeasterly along a curved line fifty-seven (57) feet southwesterly from and concentric with the 4° 00' 00" curve of the State Highway "31" Base Line twenty-five and six hundredths (25.06) feet to a point fifty-seven (57) feet southwesterly from and as measured along a line normal to the State Highway "31" Base Line at Sta. 11+90; thence South 60° 10' West about one hundred one (101) feet to a point at the southerly corner of land now or formerly of Carleton D. Brown and also in the westerly line of the Doyon lot; thence northerly along the northeasterly line of land now or formerly of Carleton D. Brown about one hundred fifteen (115) feet to the southerly corner of a triangular shaped parcel of land annexed by said Brown from the Doyon lot; thence easterly along the southerly line of the above-mentioned triangular parcel about ten (10) feet to its easterly corner; thence northwesterly along the northeasterly line of the triangular parcel about eighteen (18) feet to a point in the original northeasterly line of land now or formerly of Carleton D. Brown; thence continuing northerly along the northeasterly line of land now or formerly of Carleton D. Brown about eighteen (18) feet to the point of beginning.

THE above described lot or parcel of land is conveyed subject to all easements or rights previously conveyed by Waterville Urban Renewal Authority to the State of Maine.

THE parcel of land herein conveyed contains 5,686 square feet.

PARCEL FOUR:

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING at a point marking the northeasterly corner of land conveyed to Carleton D. Brown by the Waterville Urban Renewal Authority, January 31, 1974, and recorded in the Kennebec County Registry of Deeds in Book 1881, Page 290, January 30, 1976, said point being fifty-seven (57) feet southwesterly from and as measured along a line normal to the State Highway "31" Base line at Sta. 11+90; thence southeasterly along a curved line fifty-seven (57) feet southwesterly from and concentric with the 4° 00' 00" curve of the State Highway "31" Base Line one hundred nine (109) feet, more or less, to a steel pin, fifty-seven (57) feet southwesterly from and as measured along a line normal to the State Highway "31" Base Line. The bearing and distance between the point of beginning and the aforesaid steel pin being South fifty-one degrees thirty minutes East (S. 51° 31' E.) for one hundred nine and zero tenths (109.0) feet; thence South nine degrees twenty-two minutes West (S. 9° 22' W.) along the land of the City of Waterville for forty-nine and six-tenths (49.6) feet to a steel pin; thence South eighty-four degrees twenty-seven minutes West (S. 84° 27' W.) along the land of the City of Waterville for one hundred thirty-nine and zero tenths (139.0) feet to a point; thence North ten degrees sixteen minutes West (N. 10° 16' W.) along the land conveyed to Edward B. Michaud and Sharon B. Michaud by Donald Breton, Roland Breton, Gloria Breton and Jerome Breton, April 5, 1973, and recorded in the Kennebec Registry of Deeds in Book 1626, Page 65, April 6, 1973, for sixty and zero tenths (60.0) feet to steel pin; thence North forty-five degrees fourteen minutes East (N. 45° 14' E.) along the land of Brown for one hundred one and one tenths (101.1) feet, more or less, to the point of beginning.

The above described lot or parcel of land is conveyed subject to all easements or rights previously conveyed by The Inhabitants of the Municipality of Waterville to the State of Maine.

The herein described parcel of land contains thirteen thousand four hundred sixty-four (13,464) square feet and is a portion of the land of the City of Waterville acquired from the Waterville Urban Renewal Authority.

THE bearings and distances for this description are from a survey by Rowe and Ellis, December 1983. The north orientation for this survey is taken from the published

grid azimuth between Maine Department of Transportation Control Stations WW-45 and WW-44.

HIGHWAY information concerning stationing and curve data is taken from a Maine State Highway Commission Right of Way map (S.H.C. File No. 6-150) sheet 3 and 4 of 5, August 1968.

ALSO, hereby conveying to the Grantee, its successors and assigns, an easement in common with others for the right to pass and repass for purposes of ingress and egress over the circular driveway as presently exists and the right to park in the parking areas as presently exist for so much of said existing driveway and parking areas as are located on the adjacent property retained by previous Grantors, David D. Brown and Constance S. Brown.

This property is conveyed subject to an exception and reservation by Donald D. Brown and Constance S. Brown, their heirs, successors and assigns, of an easement in common with the Grantee for the right to pass and repass for purposes of ingress and egress over the circular driveway as presently exists and the right to park in the parking areas as presently exist for so much of said existing driveway and parking areas as are located on the property herein conveyed for the benefit of the adjacent property previously retained by the said David D. Brown and Constance S. Brown.

BEING the same premises acquired by Elmer H. Close by Warranty Deed from David D. Brown and Constance S. Brown dated December 28, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3483, Page 108.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Mayflower Heights Properties Inc., its successors and assigns, to it and its use and behoof forever.

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Elmer H. Close have hereunto set my hand and seal this 9th day of October, 1998.

Signed, Sealed and Delivered
in the presence of

Lisa M. Waters
Witness

Elmer H. Close
Elmer H. Close

STATE OF NEW HAMPSHIRE
County of Keene, ss.

Dated: October 9th, 1998.



Personally appeared before me on the day and year aforesaid the above-named, Elmer H. Close, and acknowledged that the foregoing instrument to be his free act and deed.

Before me,

George P. Dwyer Jr.
Notary Public

Printed name: George P. Dwyer Jr.

My comm. exp: April 29, 2002

RECEIVED KENNEBEC SS.

(Seal)

1998 OCT 28 PM 2: 25

ATTEST: Lisa M. Waters
REGISTER OF DEEDS